

# WHALLEY PARISH COUNCIL



Minutes of the **Planning Group Meeting** held on 15<sup>th</sup> June 2017 at 7.00pm at the Old Grammar School Community Centre

## 1. Present and Apologies

Councillors	M Highton	D Sleight	C Ball	J Brown
	P Elson	M Fallon	M Reid	

In attendance: F Holland - Clerk to Whalley Parish Council

## 2. Declaration of Interests

No declaration of interests were received

## 3. To accept as a correct the minutes of the Planning Committee Meeting of Thursday 18<sup>th</sup> May 2017

It was proposed, seconded and unanimously agreed that the minutes of the previous meeting held on Thursday 18<sup>th</sup> May 2017 be signed as a correct record of events

## 4. Plans Received

- |                  |             |  |
|------------------|-------------|--|
| 3/2017/0202      | Proposal:   | detached garage.   |
|                  | Location:   | 33 Limefield Avenue Whalley Lancashire BB7 9RJ   |
|                  | Noted       |  |
| 3/2017/0420      | Proposal:   | Application for a proposed lawful development certificate for a proposed new partition within the main hall to create a storage area and conversion of existing store room in to a unisex toilet.  |
|                  | Location:   | Old Grammar School Station Road Whalley BB7 9RH  |
|                  | Noted       |  |
| 3/2017/0425      | Proposal:   | to modify S106 Agreement attached to planning permission 3/2012/0630 (subsequently varied by planning permission 3/2016/0820 and subject to a supplemental agreement) to simplify the payment of education contributions and delivery of affordable housing.                               |
|                  | Location:   | Land to S-W of Barrow and West of Whalley Road Barrow  |
|                  | Noted       |  |
| 3/2017/0430      | Proposal:   | Discharge of condition 5 (external air conditioning vents or any other external plant equipment) from planning permission 3/2017/0164.   |
|                  | Location:   | Unit 8 Abbot Works King Street Whalley BB7 9SP   |
|                  | Noted       |  |
| 3/2017/0445      | Proposal:   | Discharge of condition 17 (construction method statement/ management plan), 18 (heavy goods vehicle), 19 (renewable energy), 23 (tree protection), 27 (noise mitigation) and 28 (scheme for dog wag walking/leisure footpath around the development) from planning permission 3/2016/0820. |
|                  | Location:   | Land to S-W of Barrow and West of Whalley Road Barrow  |
|                  | Noted       |  |
| 3/2017/0416      | Proposal:   | One illuminated fascia sign.   |
|                  | Location:   | PLM Fitness Unit 8 Abbot Works King Street Whalley BB7   |
|                  | Noted       |  |
| 3/2017/0429&0431 | Proposal:   | Installation of Bank of Ireland ATM with reflective advertising collar surround. ATM to be installed through brickwork on the far left hand side of shop front.  |
|                  | Location:   | Whalley Post Office 97 King Street Whalley BB7 9SW   |
|                  | Noted       |  |
| 3/2017/0440      | Proposal:   | Change of use from office space (B1) to dog grooming salon   |
|                  | Location:   | 1A Calder Mews Manor Fields Service Centre Manor Road Whalley BB7 9TE  |
|                  | Observation | Providing the 'Amend highway response' is feasible regarding the parking the Parish Council fully supports this enterprise.  |
| 3/2017/0441      | Proposal:   | Application for lawful development certificate covering change of use of agricultural land and extension of domestic curtilage at rear of 19 Woodfield View.   |
|                  | Location:   | 19 Woodfield View Whalley BB7 9TB  |
|                  | Noted       |  |

3/2017/0447            Proposal:                    Discharge of condition 6 (Giant Hogweed and Himalayan Balsam removal/treatment), 10 (bat and bird box details), 11 (ecological mitigation strategy), 12 (tree protection measures), 19 (wildlife pond details) and 26 (landscape management and maintenance plan) from planning permission 3/2012/0179.  
Location:                    Land at Accrington Road Whalley  
Noted

3/2017/0464            Proposal:                    Erection of a 2m high wooden post and panel fence.  
Location:                    14 Pendle Drive Calderstones Park Whalley BB7 9JT  
Noted

3/2017/0465            Proposal:                    Discharge of condition 9 (design and access), 11 (surface water drainage), 12 (foul drainage scheme), 14 (construction details) and 15 (details of the scheme for the new estate roads) from planning permission 3/2016/0820.  
Location:                    Land to SW of Barrow and West of Whalley Road Barrow  
Observation                In the 'Discharge of Conditions' drainage and landscaping are two items where the EA no longer make a comment. There is a beck flowing along the boundary of the site which flows in to the River Ribble and it is vitally important that the LLFA (rather than the EA) is consulted as to the impact of run off water on this development.

3/2017/0432            Proposal:                    change of use from light industrial (B1) to personal training and wellness facility (D2)  
Location:                    Unit 13, Mitton Road Business Park, Whalley BB7 9YE  
Observation                The Parish Council reiterate the highway concerns on the scale of the business and the subsequent impact on parking

3/2017/0475            Proposal:                    Demolition of existing stone outbuilding in the Conservation Area, erection of new, rendered stone wall to boundary with pedestrian access and new wooden fencing panel to boundary with 1 Brookes Lane; cleaning, repointing and rendering brickwork at the rear of the house.  
Location:                    3 Brookes Lane Whalley BB7 9RG  
Noted

3/2017/0479            Proposal:                    The application is for a first floor extension over existing single storey pitched roof extension to create two storey extension to rear.  
Location:                    84 Mitton Road, Whalley BB7 9JN  
Noted

3/2017/0476            Proposal:                    Request for EIA Screening Opinion for the installation of a gas powered grid support plant with a generating capacity of up to 20MW and a battery storage facility up to 2MW and all associated ancillary works.  
Location:                    land off Clitheroe Road adj Shaw House Farm BB7 9AD  
Observation                Although this is at the Screening Opinion stage, the Parish Council would ask the developer if consideration has been given to the large housing estate of 500 houses (Barrowlands) soon to built. The edge of this estate and the Cemetery (referred to in the Visual Amenity effects) are at similar distances from the proposed gas powered plant. Noise, air quality and the sight of exhaust chimney stacks will impact on those residents. There is a distinct possibility that further housing will be taking place in this area in the future making the installation of such a plant even less welcome. The harmful gas emissions of SO<sub>2</sub>, NO, NO<sub>2</sub> and CO<sub>2</sub> near people, as suggested above, minds the Parish Council to be strongly against this proposal.

3/2017/0438            Proposal:                    Demolition of ground floor rear wing. New infill ground floor extension and first floor extension at the rear including weatherboard cladding  
Location:                    18 Clitheroe Road Whalley BB7 9AB  
Noted

3/2017/0503            Proposal:                    Repair and rebuild accident damaged outbuilding.  
Location:                    12 Church Lane Whalley Clitheroe BB7 9SY  
Noted

3/2017/0491            Proposal:                    Discharge of conditions 2 (external materials) and 18 (boundary treatment) from planning permission 3/2017/0064.  
Location:                    land south west of Barrow and west of Whalley Road Barrow  
Noted

3/2017/0530            Proposal:                    Proposed extension to rear, including two new vehicular access doors and one new pedestrian access door.  
Location:                    Units 16 to 21 (Building D) Mitton Road Whalley BB7 9YE  
Noted

3/2017/0329  
perimeter of site

Proposal:  
Location:  
Noted

Erection of 2.4m high silver palisade security fencing to  
New Garage, Mitton Road, Whalley BB7 9JU

5. Correspondence by e-mail

Ribble Valley Borough Council Planning Policy Consultation Housing and Economic Development DPD Reg 19 -  
deferred from previous meeting - noted

6. Date of Next Meeting

It was resolved that the next meeting of the Planning Committee would take place at 7.00pm on 20<sup>th</sup> July  
2017 at the Old Grammar School Community Centre, King St Whalley.

The Meeting closed at 7.30pm resumed at 9.24pm and ended 9.47pm

Signed.....

Date.....